FOUNDATION BUILDING
FOR SUBLEASE



Photo credit: CoStar Group

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FOUNDATION BUILDING

SPACE PROFILE

PREMISES:	Floor 4: Approximately 900 sf Up to five individual offices available
AVAILABILITY:	Immediately
TERM:	September 29, 2030
ASKING NET RATE:	Gross monthly rates on an individual office-basis
T.I.A.:	As-is
OP. COSTS & TAXES:	$16.41 per sf (est. 2026)
PARKING:	$250-$350 per month per stall, Reserved, subject to availability Shared parking for patients



BUILDING PROFILE

ADDRESS:	628 - 12 Avenue SW
YEAR OF COMPLETION:	1979
NUMBER OF FLOORS:	5
RENTABLE AREA:	38,411 sf
SECURITY:	Key card access
HVAC:	24 hours, 7 days a week
LANDLORD:	JWXY Holdings Ltd.
BUILDING MANAGER:	AD Sparrow Holding Corporation



PROPERTY HIGHLIGHTS

Opportunity to sublease up to five individual offices; ideally suited for small health and wellness companies.

Offices are in excellent condition with an abundance of natural light in four perimeter offices.

Option for sharing common areas including reception area, waiting area, washrooms, staff room and wi-fi.

Building is within walking distance to the downtown core and Plus 15 network.

Several amenities in the immediate area including retail, restaurants, coffee shops, banking and fitness facilities.

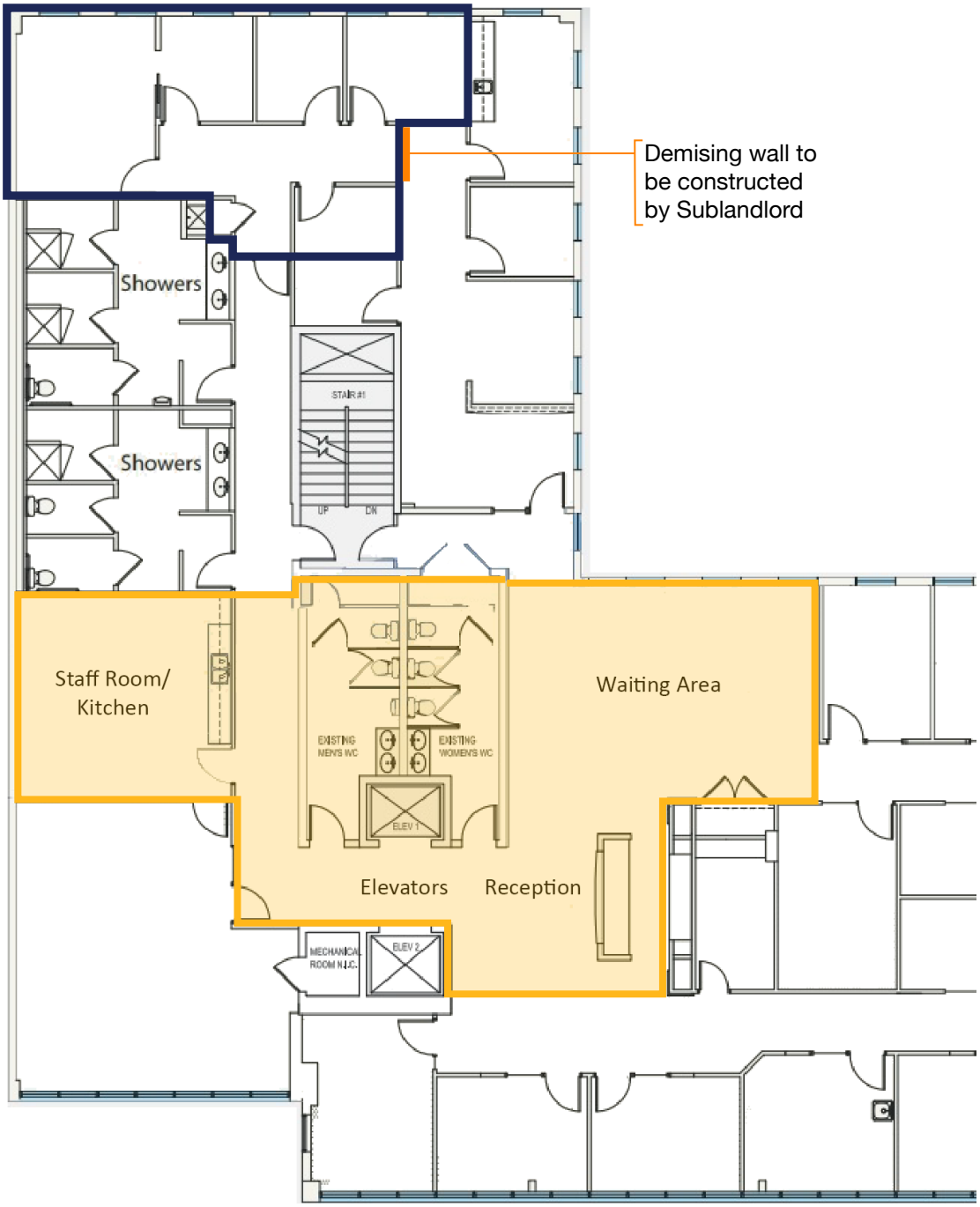
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628 - 12 AVENUE SW

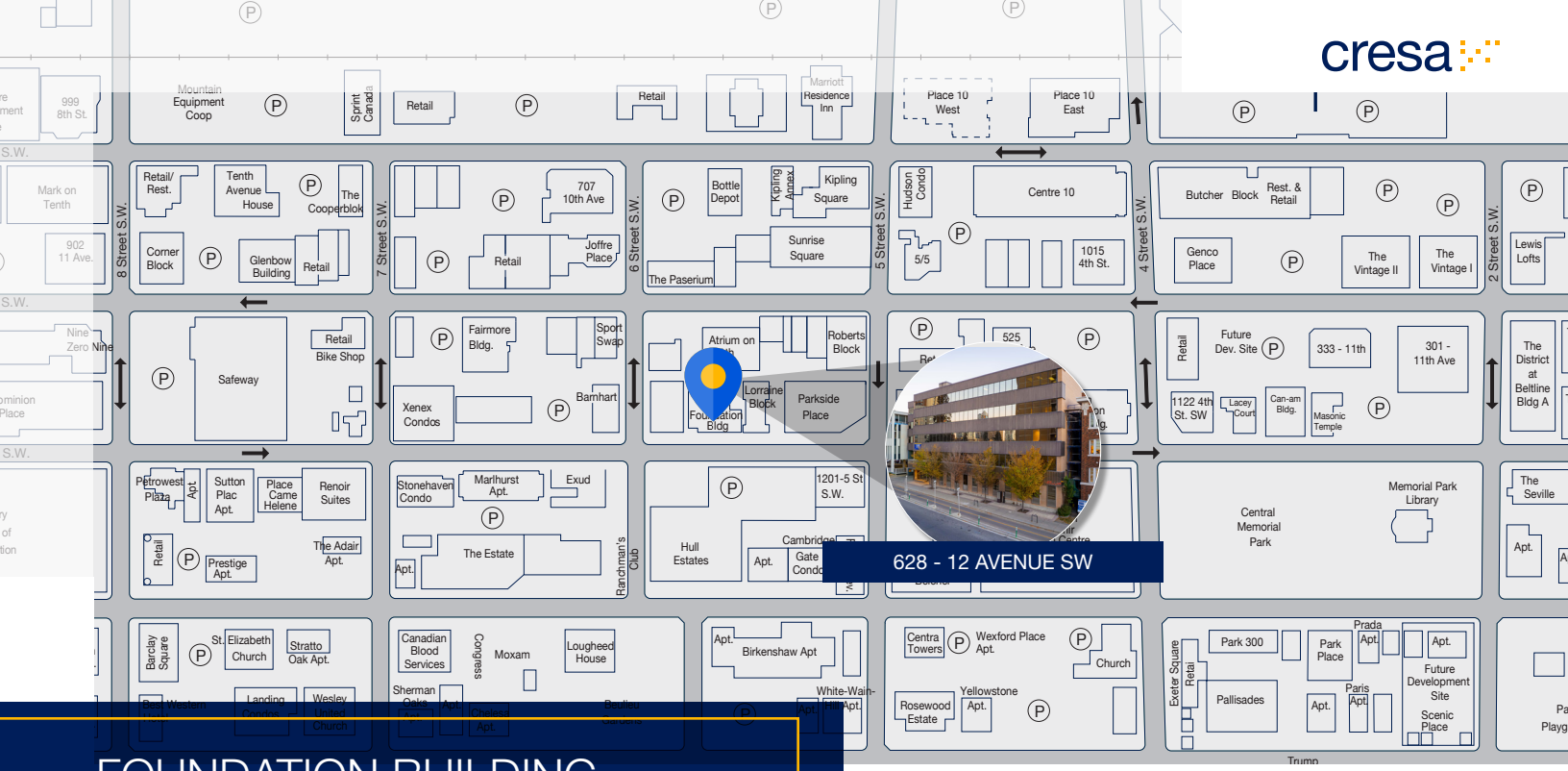
FLOORPLAN - 4th Floor: 900 sf

- 4 perimeter offices
- 1 interior office
- Option to share use of Reception, Waiting Area, Seminar Room, Kitchen

Shared common areas include reception, waiting area, staff room, washrooms and wifi.



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